

Property Data Report

5 Settlers Court, Vermont South VIC 3133

PROPERTY IDENTIFICATION					
Address	5 Settlers Court, Vermont South VIC 3133	Property ID	13683380	State	VIC
Report Date	2025-11-09				
LOCATION					
Council Area	Whitehorse	Postcode	3133	Locality	VERMONT SOUTH
Coordinates	-37.858785, 145.186896				
SITE DETAILS					
Zone Code	NRZ5	Zone Description	Neighbourhood Residential Zone - Schedule 5		
PROPERTY ATTRIBUTES					
Property Type	HOUSE	Property Sub Type	House: One Storey / Lowset	Bedrooms	4
Bathrooms	2	Car Spaces	2	Lock-Up Garages	2
Land Area	792.0 m²	Calculated Land Area	Yes	Land Area Source	Calculated
ADDITIONAL ATTRIBUTES					
Floor Area	187.0 m²				
FEATURES					
Building Area	213	Development Zone	Neighbourhood Residential Zone - Schedule 5	Dining Rooms	1
Family / Rumpus Rooms	1	Kitchen Features	Stainless Steel Appliances	Laundry Features	Internal Laundry
Lounge Rooms	2	Materials in Floor	Carpet Floor, Slate Floor	Other Rooms	1
Other Special Features	Dishwasher, Separate Dining Room	Toilets	1	Total Floors In Building	1
Workshop Features	Shed				
LAST SALE					
Sale Price	\$920,000	Contract Date	2014-08-23	Settlement Date	2014-10-22
Sale Method	Normal Sale	Sale Type	Unknown	Agency	Ray White Blackburn
Agent	Peter Schenck				
SALES HISTORY					
Total Sales	2 sales	Date Range	2008-05-14 to 2014-08-23	Total Transaction Value	\$1,525,000
Average Sale Price	\$762,500				
LAST ADVERTISING CAMPAIGN					
Campaign Start	2014-07-25	Campaign End	2014-08-25	Days on Market	32

Listing Method	Private Treaty	Price Description	AUCTION	Campaign Agency	RAY WHITE BLACKBURN
PARCEL GEOMETRY					
Polygon Rings	1 ring(s)	Coordinate Points	8 points	Geometry Type	esriGeometryPolygon
HAZARD OVERLAYS					
Detected Hazards	Bushfire, Flood, Heritage				
EASEMENTS					
Total Easements	2000 easements				
INFRASTRUCTURE (5km radius)		Available Infrastructure	Streets, Railway, Railway Stations, Ferry, Electric Transmission		
OCCUPANCY					
Occupancy Type	Owner Occupied	Confidence Score	Low		
LEGAL					
Title Indicator	No More Titles	Lot/Plan	36/LP97848	Parcel Area	790 m²
Land Authority	Whitehorse	Legal Description	LOT 36 LP97848		
PARCEL GEOMETRY DETAILS					
Geometry Type	esriGeometryPolygon	Spatial Reference WKID	102100	Latest WKID	3857
Property Area (m²)	791.91 m²	Geometry Area	1272.53 m²	Geometry Perimeter	149.68 m
Polygon Rings	1 ring(s)	Total Vertices	8 points		
GEOSPATIAL LAYERS SUMMARY					
Hazard Layers Available	3 layers	Bushfire	Available (image_check)	Flood	Available (image_check)
Heritage	Available (image_check)	Easements	2000 easements found	Easement 1	0 m² in N/A
Easement 2	0 m² in N/A	Easement 3	0 m² in N/A	Infrastructure Layers	5 layers
Streets	Available	Railway	Available	Railway Stations	Available
Ferry	Available	Electric Transmission	Available		
MESH BLOCK ANALYSIS					
Analysis Buffer	2000 meters	Total Mesh Blocks	254 blocks		
Category Breakdown		Residential	213 blocks	Parkland	25 blocks
Education	10 blocks	Commercial	5 blocks	Other	1 blocks
Non-Residential Distances		Total Non-Residential	41 blocks	Closest	180.0 m
Farthest	1941.2 m	Average	1104.4 m	Median	1024.4 m
Top 5 Closest Non-Residential		#1 Commercial	180.0 m (Vermont South)	#2 Parkland	293.9 m (Vermont South)
#3 Parkland	378.3 m (Vermont South)	#4 Commercial	423.0 m (Vermont South)	#5 Parkland	541.1 m (Vermont South)
MARKET METRICS AVAILABILITY					

Metrics Available	7/8 metrics				
✓ Sales Volume		Data Points	46 (quarterly)	Date Range	2014-09 to 2022-03
First Value	760,917	Latest Value	1,425,306	Growth	+87.3%
✓ Median Sale Price		Data Points	46 (quarterly)	Date Range	2014-09 to 2022-03
First Value	\$88	Latest Value	\$99	Growth	+12.5%
✓ Median Value		Data Points	92 (monthly)	Date Range	2014-08 to 2022-03
First Value	\$2,127	Latest Value	\$2,711	Growth	+27.5%
✗ Median Vendor Discount	No data returned from API				
✓ Total Listings		Data Points	90 (monthly)	Date Range	2014-08 to 2022-01
First Value	0	Latest Value	0	Growth	+13.3%
✓ Median Days on Market		Data Points	8 (yearly)	Date Range	2015-01 to 2022-01
First Value	0	Latest Value	0	Growth	-8.2%
✓ Rental Yield		Data Points	69 (monthly)	Date Range	2016-05 to 2022-01
Latest Value	-0.03%				
✓ Median Asking Rent		Data Points	44 (quarterly)	Date Range	2014-09 to 2022-01
First Value	\$815,000	Latest Value	\$1,500,000	Growth	+84.0%
MEDIAN VALUE (AVM) TREND					
Description	Median Value	Period	2014-08-31 to 2022-03-31	Data Points	92 (monthly)
Starting Value	\$2,127	Current Value	\$2,711	Growth	+27.5%
MEDIAN SALE PRICE TREND					
Description	Median Sale Price	Period	2014-09-30 to 2022-03-31	Data Points	46 (quarterly)
Starting Price	\$88	Current Price	\$99	Growth	+12.5%
RENTAL MARKET					
Rental Yield	-0.03%	Yield Date	2022-01-31	Median Rent	\$1,500,000/week
Rent Date	2022-01-31				